



20200529000214920 1/3 \$29.00  
 Shelby Cnty Judge of Probate, AL  
 05/29/2020 10:34:25 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
 FOSTER D. KEY, ATTORNEY AT LAW  
 POST OFFICE BOX 360345  
 BIRMINGHAM, ALABAMA 35236  
 (205) 987-2211

PLEASE SEND TAX NOTICE TO:  
 MARY E, BROWN  
 100 HIGHVIEW COVE  
 PELHAM, ALABAMA 35124

**WARRANTY DEED**

**STATE OF ALABAMA )  
 SHELBY COUNTY )**

*Corrected Deed  
 original 20200520000200590 5/20/20*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, BILLY L. BROWN, an unmarried man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto MARY E, BROWN, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 191, according to the Final Plat of High Ridge Village, Phase 7, as recorded in Map Book 31 page 39, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2020, which are a lien but not yet due and payable until October 1, 2020.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20030522000318000 and amended in Instrument No. 20030522000318010 and in Map Book 31 page 39 in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102 page 202, Deed Book 108 page 337, Deed Book 102 page 200, Deed Book 103 page 55, Deed Book 187 page 53 and Deed Book 187 page 61 in the Probate Office.
4. A 10 foot building setback line from Highview Cove and High Ridge Drive as recorded in Map Book 31 page 39 in the Probate Office.
5. A 5 foot easement along the Northerly and Westerly sides of lot as shown on recorded Map Book 31 page 39 in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 93 page 861, Volume 258 page 811, Volume 275 page 41, Volume 291 page 887, Real 116 page 797, Deed Book 119 page 83, Volume 224 page 517, Volume 245 page 600, Volume 245 page 602 and Volume 245 page 604 in the Probate Office.
7. Articles of Incorporation of High Ridge Village Homeowners Association, Inc., as recorded in Instrument No. 2001-40044 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

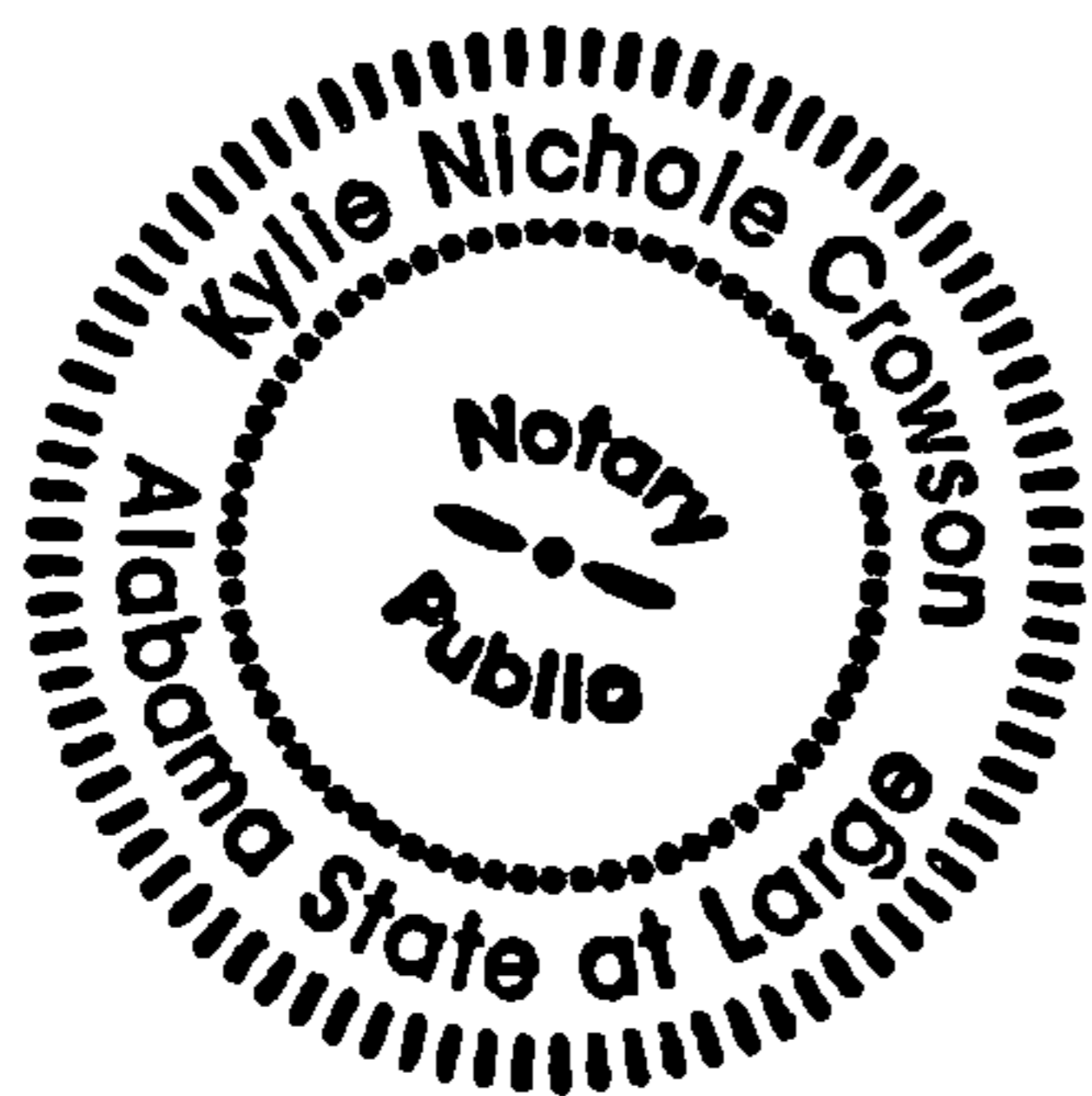
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of May, 2020.

Billy L. Brown (L.S.)  
BILLY L. BROWN

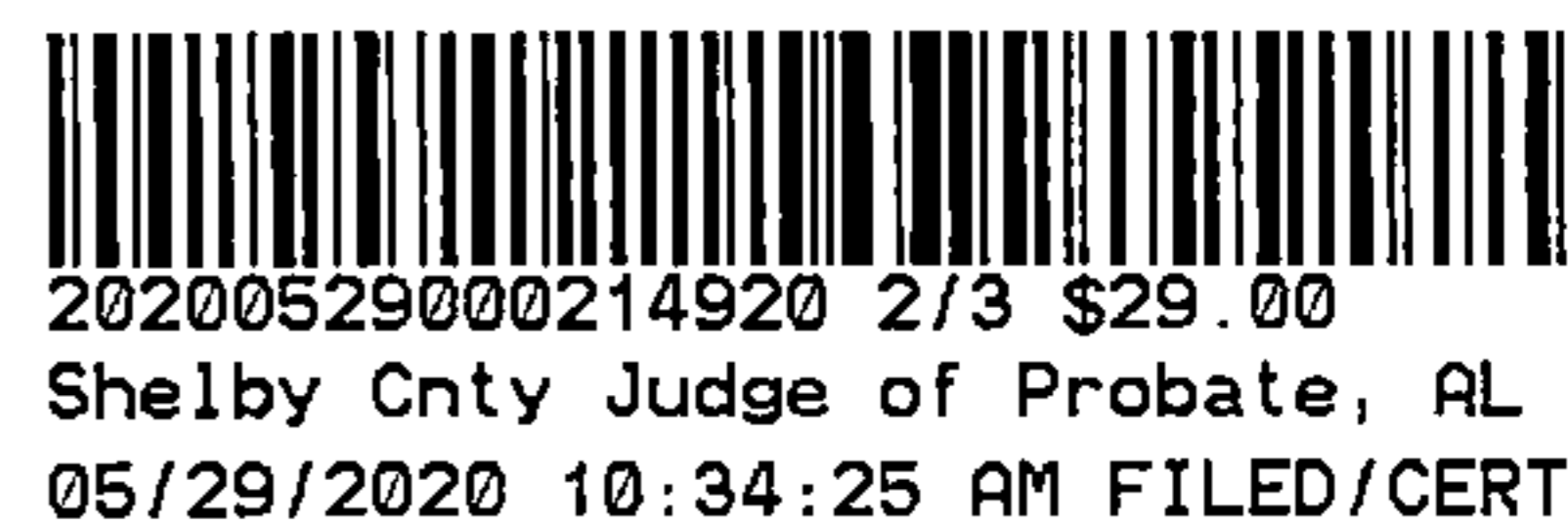
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BILLY L. BROWN, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2020.



Kylie Nichole Crowson  
Notary Public  
My Commission Expires: 8/29/21



*Corrected Deed due to missing notary sentences.  
original Deed 20200520000200590*

Grantor's Name:  
BILLY L. BROWN  
Mailing Address:  
385 ISBELL ROAD  
ODENVILLE, ALABAMA 35120

Property Address:  
100 Highview Cove  
Pelham, AL 35124

Bill of Sale  
 Sales Contract  
 Closing Statement

Grantee's name:  
MARY E, BROWN  
Mailing Address:  
100 HIGHVIEW COVE  
PELHAM, ALABAMA 35124

Date of Sale: \_\_\_\_\_, 2020  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value \$157,900.00  
(1/2 value \$78,950.00)

Front of Foreclosure Deed  
 Appraisal  
 Other Tax Assessor



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